

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

## STAFF REPORT

Hearing Date/Agenda Number  
H.L.C. December 4, 2002

Item #.

File Number  
HP02-022

Application Type  
Historic Preservation Permit

Council District  
3

Planning Area  
Central

Assessor's Parcel Number(s)  
249-36-016, -017, -018, -032, -033

### PROJECT DESCRIPTION

Completed by: John Davidson

Location: Southeast corner of East Taylor and North Seventh Streets.

Gross Acreage: 8.2

Net Acreage: 8.2

Net Density: 19.6 DU/AC

Existing Zoning: A(PD) Planned Development

Existing Use: Up to 166 residential dwelling units

Proposed Zoning: No change

Proposed Use: Façade changes to two landmark buildings.

### GENERAL PLAN

Completed by: JED

Land Use/Transportation Diagram Designation  
Medium High Density Residential (12-25 DU/AC)

Project Conformance:  
☒ Yes   ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: AD

North: Multi-family residential

A(PD) Planned Development

East: Duplex residential

R-2 Residence and CP Pedestrian Commercial

South: Duplex residential

LI Light Industrial and R-2 Residence

West: Industrial and High Density Residential

HI Heavy Industrial and A(PD) Planned Development

### ENVIRONMENTAL STATUS

Completed by: JED

☐ Environmental Impact Report certified  
☒ Negative Declaration circulated on September 26, 2001  
☐ Negative Declaration adopted on

☐ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: JED

Annexation Title: Original City

Date: March 27, 1850

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval  
☒ Approval with Conditions  
☐ Denial

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
☐ Action  
☒ Recommendation

### APPLICANT/OWNER

Pulte Homes  
Attn: Dan Carroll  
7031 Koll Center Parkway, Suite 150  
Pleasanton, CA 94566

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**PUBLIC AGENCY COMMENTS RECEIVED**

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**Completed by: JED****Department of Public Works**

None received.

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**Other Departments and Agencies**

None received.

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**GENERAL CORRESPONDENCE**

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None received.

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**ANALYSIS AND RECOMMENDATIONS**

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## **BACKGROUND**

The developer, Pulte Homes, has received Planning Approval for a 166-unit townhome and loft development on the site of the Mariani Packing plant at the southeast corner of North 7<sup>th</sup> and Jackson Streets. The 8.2 gross-acre site has been rezoned to A(PD) Planned Development to allow residential uses. As a part of this proposal the developer obtained a Historic Preservation Permit, to convert two of the existing buildings of the former Del Monte Plant #14, also known as Pickle Factory Plant #39, into a total of 46 residential lofts. The developer is now proposing revised elevations to both historic buildings. The developer has provided elevations of the proposed exterior revisions.

Surrounding land uses are residential to the north, east and south, and residential and industrial uses to the west.

The project was initially heard at the February 6, 2002 Historic Landmarks Commission. A synopsis of the item is as follows: A copy of the Staff Report and Historic Report are attached. The Commission comments from that meeting are as follows:

**Courtney Damkroger, Historic Preservation Officer provided a summary of the proposed project and noted that the Commission provided input to the developers throughout the process, most recently at a Design Review Subcommittee meeting held in late January 2002. Dennis O’Keefe, project manager from Pulte Homes was available to answer questions. No one spoke in support of or in opposition to the proposal.**

**Commissioner Youmanns asked if they had devised an approach for cleaning the masonry if necessary. Mr. O’Keefe responded that cleaning would be limited because the intent is to retain as much of the character of the existing building as possible. Further, he commented that some limited cleaning may be necessary and the cleaning program would comply with the Secretary of the Interior’s Standards to protect the masonry. Chair Wachtel noted that portions of the masonry would be cut into to create new openings and cleaning would not be necessary for those portions of the building. Commissioner Dunning commended the developers stating that this is a great adaptive reuse project. Commissioner Youmanns asked if**



**the PG&E lines would be underground. Mr. O’Keefe responded that they would be.**

**The Commission unanimously voted to recommend approval of this project as proposed (6-0-1 Sciara absent).**

The Historic Landmarks Commission’s recommendation on the Historic Preservation Permit was forwarded to the Director of Planning and the project was considered at a public hearing by the Director of Planning, on February 13, 2002. The Director approved the original Historic Preservation Permit on February 15, 2002.

### **HISTORIC RESOURCE DESCRIPTION**

The former Del Monte pickle factory is a City Landmark (City File #HS92-80) listed on the San Jose Historic Resources Inventory. The historical report prepared for the Planned Development Rezoning states that Plant #14 may be eligible for the California Register under criteria 1 and 3 as well as the National Register under criterion A. The Report also states that the site may be a contributing element to a thematic or noncontiguous District of former Del Monte food plants. The Historic Report describes the Del Monte Plant as follows:

“The former Del Monte Plant #14 is composed of two brick buildings c. 1916 and a water tower c. 1960. The largest of the brick buildings is the warehouse. This building is approximately 230 feet long and 84 feet wide. It is designed with a stepped parapet at each end. The parapets are topped with brick coping and have corner pilasters and a brick belt coursing. Under the center pop-up section of the slightly pitched roof is a band of clerestory industrial windows that extend the length of the building. Bays that are punctuated by several loading docks or drive-in openings define the long brick walls. These openings are not all the same size, however they form a rhythm for the façade that is further emphasized by roll up industrial doors. A penthouse is atop the front (north) end of the building next to Jackson Street. The interior is a regular placement of wood and a few metal posts and knee braces with wood trusses above. The interior floor is concrete. Drains, less extensive than in a processing plant, are found within the floor of the building.

The other building on the property is a repair and maintenance shop. Displaying the same architectural style as the large warehouse, this building was once an office. The end parapets are similar to those of the large warehouse. Windows on the front façade (Jackson Street) have been filled with brick that does not match the original, although the lintel of end brick was retained. A constructed shed connection from this space creates an enclosed space under the water tower. This addition is not a part of the original design.

The water tower follows the original tank design including a conical roof. The structure has been maintained and replaced within the last 35 years. Currently the tower is a metal “X” braced frame. Communications antennas are attached to the frame. The water tower represents a type of structure that is not used in contemporary building. As a sign of the corporate user, it has been a landmark in the area. Currently the tank is painted green with the script logo Mariani, the trademark of the current user, the Mariani Corporation.”

## **ANALYSIS**

The applicant is proposing changes to the approved Historic Preservation Permit. These changes are related to the fenestration of the two historic buildings. The clerestory windows of the warehouse building are being changed to allow for a greater amount of shear strength. To accomplish this, the clerestory window glazing will be reconfigured. The applicant is now proposing two 10' wide panels of clerestory windows per unit, where three smaller panels were previously proposed. The windows will be a translucent glass, substantially the same as the original windows. To provide shear strength against lateral forces in an earthquake, the applicant has installed plywood sheets behind approximately half of the window panels. These plywood panels are necessary to tie the roof to the walls of the building, in order to provide structural strength in case of an earthquake. The applicant has stated to staff that the plywood panels were installed approximately four years ago as part of a seismic retrofit, and that they will remain. This plywood bracing will not be visible from the outside of the building due to the translucent nature of the glass.

The applicant is also proposing to change the proposed windows in the former maintenance shop. Seismic considerations are also one of the reasons for the proposed changes to this building. The applicant is proposing to change the north and south elevations by installing a single window in each living unit, instead of a pair of narrower windows connected with a metal canopy. Along the west elevation, the developer is proposing to remove one of the first floor windows. The developer is also proposing to use an alternate grid pattern on the west and east elevations, which are a departure from the small, squareish, industrial-style window grids that were previously proposed. The developer is also proposing a temporary ramp in front of one of the unit entrances along the west elevation as part of the sales office that will be in the former maintenance building. This ramp will be removed after the sales office is closed and converted to residential use. In staff's opinion, these changes have resulted in an inferior building. Staff is recommending to the commission that changes to the window grids, which are not required to meet life safety requirements, should not be recommended for approval.

## **RECOMMENDATION**

Planning staff recommends the Historic Landmarks Commission recommend approval to the Director of Planning for the proposed changes to the residential adaptive use of the Del Monte Plant #14, with the condition that no changes be made to the previously proposed window patterns for the Maintenance Building.

Courtney Damkroger  
Historic Preservation Officer

Attachments

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